

043.0

Map

0001

Block

0005.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,512,700 / 1,512,700

USE VALUE: 1,512,700 / 1,512,700

ASSESSed: 1,512,700 / 1,512,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
29 -31		PHILIPS ST, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: SANCHEZ MARC ETAL - #1

Owner 2: GILLIAM RYAN WAYNE - #2

Owner 3:

Street 1: 29-31 PHILIPS ST

Street 2: CONDO CONVERSION

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

Own Occ: Y

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5477.000	1,045,300		467,400	1,512,700
Total Card	0.126	1,045,300		467,400	1,512,700
Total Parcel	0.126	1,045,300		467,400	1,512,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		384.46	/Parcel: 384.46

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	1,045,300	0	5,477.	467,400	1,512,700		Year end	12/23/2021
2021	104	FV	423,100	0	5,477.	467,400	890,500		Year End Roll	12/10/2020
2020	104	FV	423,200	0	5,477.	467,400	890,600	890,600	Year End Roll	12/18/2019
2019	104	FV	331,700	0	5,477.	496,700	828,400	828,400	Year End Roll	1/3/2019
2018	104	FV	331,700	0	5,477.	362,300	694,000	694,000	Year End Roll	12/20/2017
2017	104	FV	311,500	0	5,477.	315,500	627,000	627,000	Year End Roll	1/3/2017
2016	104	FV	311,500	0	5,477.	268,800	580,300	580,300	Year End	1/4/2016
2015	104	FV	278,400	0	5,477.	262,900	541,300	541,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURVILL PETER F	75826-142	1	10/7/2020	Change>Sale	975,000	No	No		
BURVILL PETER F	72304-59	1	3/7/2019	Convenience	99	No	No		
	12984-64		5/27/1976		44,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2020	1586	Heat App	26,600	C				
10/20/2020	1318	Dormers	220,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2021	Permit Visit	DGM	D Mann
11/19/2020	SQ Mailed	MM	Mary M
11/30/2018	MEAS&NOTICE	CC	Chris C
2/26/2009	Meas/Inspect	163	PATRIOT
3/23/2000	Inspected	276	PATRIOT
3/1/2000	Mailer Sent		
3/1/2000	Measured	268	PATRIOT
11/1/1981		MM	Mary M

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5477		Sq. Ft.	Site		0	80.	1.07	1									467,447						467,400	

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